

V. CORRECTING OR AMENDING FILED FINAL PLATS

A. Correcting Filed Final Plats

Corrections of drafting or surveying errors that will not materially alter the plat (see B.1. below) shall be made by the submission of a corrected final plat for the governing body's approval. The plat shall be entitled "Corrected Plat of the (name of the subdivision) Subdivision" and the reason for the correction shall be stated on the face of the plat. The plat may be filed under the procedures for review of final plats for minor subdivisions, Chapter IV, section C. of these regulations.

B. Amending Final Plats

1. Material Alterations

Changes that materially alter any portion of the filed plat, its land divisions, or improvements (as determined by the County Planning Department and/or County Attorney) shall be made by the filing of an amended plat showing all alterations. Within a platted subdivision, any division of lots which results in an increase in the number of lots, or which redesigns or rearranges six or more lots, must be reviewed and approved by the governing body, and an amended plat must be filed with the County Clerk and Recorder.

The amended plat shall be subject to procedures for major or minor subdivisions, as is appropriate. (See Chapter III of these regulations for major subdivisions or Chapter IV for minor subdivisions.)

The governing body may not approve an amendment that will place the plat in non-conformance with the standards contained herein unless a public hearing or meeting is held on the plat and a written variance from the standards issued pursuant to Chapter II, section B (Variance).

The governing body may not approve an amendment unless it is consented to in writing by all affected property owners within the subdivision.

The final amended plat submitted for approval shall comply with the Standards for Final Plats (Appendix D), with the exception that the title shall include the word "Amended."

2. Exemptions for Amended Plat Review

Amended subdivision plats are subject to the appropriate procedural requirements contained in Chapters III. and IV. of these regulations, except that the relocation of common boundaries and the aggregation of lots within platted subdivisions filed with the County Clerk and recorder are exempt from approval as a subdivision where five or fewer of the original lots are affected, or where one lot within and one lot outside a subdivision are affected.

An amended plat must be prepared following the requirements of the Standards for Final Subdivision Plats (Appendix D), except that in place of the governing body's approval the landowner certifies that the approval of the governing body is not required, pursuant to Section 76-3-207(1)(d)(e), or (f), MCA.